



ఆంధ్ర ప్రదేశ్ రాజ పత్రము

# THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY  
PUBLISHED BY AUTHORITY

No. 334 ]

HYDERABAD, SATURDAY, JUNE 7, 2008.

## NOTIFICATIONS BY GOVERNMENT

—x—

### MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

( 12 )

EXTENSIVE MODIFICATIONS TO THE MASTER PLAN OF VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AREA – ZONAL DEVELOPMENT PLAN OF AMARAVATHI – APPROVED.

[G. O. Ms. No. 386, Municipal Administration and Urban Development (12), 31st May, 2008.]

Read the following:-

1. G.O.Ms.No.34 M.A. & U.D. Department, dated 13.02.2004.
2. G.O.Ms.No.664 M.A. & U.D. (12) Department, dated 27.12.2006.
3. G.O.Rt.No.1390 M.A. & U.D. (12) Deptt., dated 06.12.2006.
4. From the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada Letter Rc.No.C8/2153/ 2006, dated 19.02.2008.

Whereas in the G.Os. 1<sup>st</sup> and 2<sup>nd</sup> read above, orders were issued including certain additional villages in the jurisdiction of VGTM UDA.

2. Whereas, the Master Plan for the extended area of VGTM UDA region was approved by the Government in G.O.Ms.No.323 M.A. & U.D. Department, dated 29.04.2008.

3. And whereas, while exercising the powers conferred under section 56(2) of Andhra Pradesh Urban Areas (Development) Act, 1975, Government have delegated the powers to Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority to prepare Zonal Development Plan of Amaravathi Zone in the form of an overall modifications to the Master Plan for the extended area covered by the Vijayawada, Guntur, Tenali, Mangalagiri Urban region and publish a notice inviting objections and suggestions as provided under sub-sections (2) (3) and (4) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

4. And whereas, in pursuance of the above orders, the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, for the purpose of revising the Master Plan has divided the extended area covered by the VGTM UDA urban region into 04 planning zones. The Amaravathi Zone is one among the said 04 planning zones and consists of 1]Dharanikota, 2]Amaravathi, 3]Pedamadduru, 4]Narukullapadu, 5]Karlupudi, 6]Unguturu, 7]Harichandrapuram, 8]Vaddamanu, 9]Lemalle, 10] Endrai, & 11]Motadaka Villages. The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has published the draft Zonal Development Plan of Amaravathi zone in 3 local news papers, calling for objections and suggestions and after considering the objections and suggestions received from the public and the departments, has forwarded the draft Zonal Development Plan of Amaravathi for approval of the Government.

5. And whereas, after careful examination of the matter and in exercise of the powers conferred under section 9 and sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act I of 1975), Government hereby approve the Zonal Development Plan of Amaravathi zone, prepared and forwarded by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority as shown in the Maps and Text which are made available in the office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and also approve the Zoning Regulations which are appended to this notification as Annexure. The Zonal Development Plan of Amaravathi and the Zoning Regulations will come into effect from the date of its publication in the Andhra Pradesh Gazette.

6. The land use plans, Zoning Regulations and copy of Report can be seen in the Office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority during the office hours till such time these are printed by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and made available for public.

### **ANNEXURE**

#### **ZONING REGULATIONS**

The Amaravathi Zonal Development Plan Proposed Land Use Map has adopted the following 9 main land use categories.

- Residential use Zone.
- Commercial use Zone.
- Industrial use Zone.
- Public and Semi Public use Zone.
- Agricultural use Zone.
- Conservation use Zone.
- Recreational use Zone.
- Water bodies.
- Quarrying use.

**1. RESIDENTIAL USE ZONE:****USES PERMITTED:**

All types of Dwellings, community halls, police stations, fire stations, post and telegraph offices, telephone exchanges, electric sub-stations, government and local body offices, branch offices of banks, educational buildings (including schools, colleges offering general Educational courses, religious buildings, welfare centers and gymnasiums except trade schools]. Nursing homes, dispensaries, maternity homes and hospitals not treating contagious diseases or mental patients, customary home occupations, public parks, play grounds, play-fields, gardens, plant nurseries, water supply treatment plants, public assembly halls, cultural centers, medical centers, Public libraries and museums. Boarding houses, hotels, bachelor quarters, hostels, clubs, taxi and scooter stands, bus terminals, railway yards and stations, radio broad casting studios, Microwave towers, Cell phone towers.

Crematoria, cemeteries, playgrounds with stadiums, stands for vehicles on hire like taxi and automobiles. Local shopping, medical shops, shops for gold smiths, lock smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, picture framing, radio, TV & other electronic goods and house hold appliances repairs, bakeries, book binding, two wheelers repairing, professional business establishments, flour mills not more than 5 HPEM and without chilly powder, battery charging and repairing with employees not more than 9 persons and do not create noise, vibration and smoke or dust using power not exceeding 5 HPEM provided such shops do not face major and arterial roads.

Show rooms for distribution and sale of LPG gas without storage, coal, fire wood shops with special written permission of the Authority. Kerosene/diesel/CNG/Petrol filling stations, weigh bridges. Other cottage and service industries which will not exceed 10 HPEM and not involving pollution of any other type depending on circumstances.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.m size.

**USES PROHIBITED:** Use/activity not specifically permitted above.

**2. COMMERCIAL USE ZONE:****USES PERMITTED:**

All uses permissible in Residential use zone are permitted in this zone and the following uses are also permitted in this zone.

Multi- Storied dwellings or apartment houses, retail shops, departmental stores, lodges, restaurants, hotels and accessory uses. Professional business establishments, private office buildings, offices and banks. Colleges and schools offering general educational courses, libraries. Parks, Play-grounds, sports stadiums, swimming pools, clubs, resorts and other recreational uses, public assembly halls, cultural centers social and welfare institutions.

Clinics, nursing homes, hospitals, dispensaries, treating contagious diseases and mental patients.

Public utility buildings, temples, mosques, churches and other religious buildings.

Kerosene/diesel/CNG/Petrol filling stations with garages and service stations, weigh bridges.

Flourmills, coffee grinders, dhal grinders, oil rotaries, chillies grinding etc. Coal and timber storage, taxi and scooter stands, transport terminals etc.

Government offices, research and social service institutions, circus and public utilities, multi-purpose or junior technical schools, ITI's, polytechnics and higher technical institutions like engineering college's etc. with machinery.

Service and clean industries not exceeding 25 HPEM depending upon the circumstances and locality. Commercial entertainment of a transient nature, theatres & cinema halls, Multiplexes, shopping malls, whole-sale markets, newspaper offices with printing presses, sports stadiums, transport terminals for both goods and passengers. Financial institutions, godowns, warehouses, markets for storage of perishable and inflammable goods, cold storages up to 100 HPEM in whole sale markets/Agricultural market yards.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.m size.

**USES PROHIBITED:** Use/activity not specifically permitted

### **3. INDUSTRIAL USE ZONE:**

**USES PERMITTED:**

All types of industries including heavy Industries, wholesale business, warehouses, godowns, cold storage buildings and storage including that of coal and timber, accessory uses, offices, banks, Poultry & Dairy farms etc.

Newspapers offices with printing presses, Kerosene/Diesel/CNG/Petrol filling stations with garages and service stations, weigh bridges, contractor's plants. Parks and play grounds, general purpose farms, nurseries, restaurants, public buildings, water supply, installations including treatment plants, sewerage treatment plants. Transport terminals for goods and passengers, electric supply stations. Commercial entertainment of transient nature like circus, storage of perishable and inflammable goods, sports stadiums, swimming pools and other recreational uses, junk yards, taxi and scooter stands. Hospitals, nursing homes. All types of educational, technical and research institutions. Quarrying of gravel, sand, clay or stone. Microwave towers, Cell phone towers, wormi compost units.

All obnoxious and hazardous industries including stone crushers, subject to production of No objection certificate from pollution control board and having a site extent of more than 0.5 Hectare, and upto 500 H.P.E.M. Irrigated and sewage farms. Quarters for workers engaged in that area and dwellings for those of essential watch and wad personnel.

**USES PROHIBITED:** Use/activity not specifically permitted

### **4. PUBLIC & SEMI- PUBLIC USE ZONE:**

**USES PERMITTED:**

Local, state and central Government Offices, public sector buildings, Libraries, defense uses, research Institutions, private offices, professional business establishments, banks, market yards.

All types of educational, Technical, research and medical & health institutions, social and cultural institutions.

Community facilities, public utility buildings, rail and road terminus, open air theaters, auditoriums including function halls, Kalyana mantapams with out using mikes and with out creating sound pollution, convention centers, Exhibitions.



Residential uses incidental to the main use and in no way causing any nuisance or hazardous to the institutions.

Hotels, motels, guest houses, hostels and clubs.

Water supply installations including treatment plants, sewerage disposal works, gas installations, electric substations, Radio/Television stations, Microwave towers, Cell phone towers.

Godowns incidental to main use. Sports stadium, bus and truck terminus, service stations, helipads and air strips. Religious buildings and philanthropic associations. Installations upto 10 HPEM incidental to main use.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.m size.

**USES PROHIBITED:** Use/activity not specifically permitted.

#### **5. AGRICULTURAL USE ZONE:**

##### **USES PERMITTED:**

Agriculture, horticulture, wormi compost units, dairy and poultry Farms, farms housing, fish farming, slaughter houses, cottage industries. Agro-based industries, hollow-bricks industry, Fly ash bricks industry, feed mixing plants, etc., upto 75 HPEM. Brick kilns, lime kilns.

Public utility establishments such as sub-stations, receiving stations, sewage disposal, gas installations, water supply installations including treatment plants. Brick, tile or pottery manufacture. Hospitals treating contagious diseases for mental patients, crematoria and cemeteries.

Commercial uses of transient nature like circus and other shows and cubbon parks, public parks, private parks, play fields, summer camps for recreation of all types bus terminus and service stations.

Kerosene/diesel/CNG/Petrol filling stations with garages, weigh bridges, service and repair of farm machinery, godowns for storage of agricultural produce, fertilizers, cooking gas cylinders. Quarrying of gravel, sand, clay, stone etc. Kisan bazaars including exhibition, sale of agricultural implements, products, seeds, pesticides & fertilizers etc.

Libraries, educational, medical and cultural buildings, Parking and other public and semi-public uses.

**USES PROHIBITED:** Use/activity not specifically permitted

#### **6. CONSERVATION USE ZONE:**

##### **USES PERMITTED:**

Afforestation, parks, play grounds, nurseries, botanical gardens, picnic spots, widening and formation of roads, electric sub-station, microwave, radar, cell phone towers, TV stations with quarters for watch and ward, Planetarium.

Horticulture, forestry and agriculture uses are permitted in the zone.

**USES PROHIBITED:** All the developmental activities and quarrying are prohibited in this zone.

## **7. RECREATIONAL USE:**

### **USES PERMITTED:**

Regional parks, all other parks, playgrounds, children traffic parks, botanical/zoological gardens, bird sanctuaries, clubs, stadiums, outdoor stadiums, picnic huts, holiday resorts, shooting ranges, sports training centers, specialized parks/ maidans for multi use, swimming pools, special recreation and special educational areas like science museums, Art galleries etc., bus and railway passenger terminals, libraries, public utilities and facilities such as police posts, fire posts, post and telegraph offices, health centers for players and staff. All tourism activities / uses which will create tourism promotion are permissible in this zone subject to obtain relevant NOCs / clearances from the concerned / respective departments like Irrigation, SADA etc. to encourage tourism promotion.

Building and structures ancillary to uses permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, commercial use of transit nature like cinemas, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadiums, open air cinemas.

**USES PROHIBITED:** Any building or structure except the structures required for recreation / tourism promotion, dwelling units except for watch and ward, Uses not specifically permitted therein.

## **8. WATER BODIES:**

Water bodies Zone generally indicates all existing water courses, rivers, lakes, tanks and kuntas as indicated in the topographical sheets published by the Survey of India / Revenue records / Satellite image/ Irrigation Department / or other competent authorities. The boundary of the water bodies relate to the

Full Tank Level as indicated in relevant maps, covering both perennial and non-perennial parts when such distinction exists. In water bodies zone no construction is permitted in the water-spread and the buffer belt of minimum 30 meters around the FTL. The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, platforms for fishing and rain shelters and snack bars each not exceeding 10 sqm in area not exceeding four in numbers around one water body.

## **9. QUARRYING USE:**

All kinds of quarries, stone crushers with required machinery & power subject to obtain required NOC from Revenue, Mines & Geology and other relevant departments, Hot mix plants and any other relates to quarrying of material.

**USES PROHIBITED:** Any building or structure except the structures required for stone crusher or hot mix plant, dwelling units except for watch and ward, Uses not specifically permitted.

## **10. SPECIAL RESERVATIONS:**

i] Heritage buildings and areas as notified by the Archeology & Museums department are to be preserved and protected irrespective of the use specified in the Zonal Development Plan.

ii] In granting Planning permissions for any development, the VGTMUDA may, where it is appropriate, make adequate provisions for preservation and planting of trees.

**11. BUILDING REGULATIONS:**

To permit all types of buildings in the above mentioned zones, the guidelines approved by the government are to be followed. For the present the rules as approved by the government in G.O.Ms.No: 678 MA dated 07-09-2007 are applicable and the instructions issued by the government from time to time has to be followed.

**12. SPECIAL REGULATIONS:**

- i) Residential developments shall be allowed in Agricultural zone as part of rural development and the area shall be limited to 5.00 Hectares and it shall be permitted with out change of land use duly collecting development charges for change of use by VGT Muda.
- ii) The Hospitals, Schools, Colleges, Community buildings, Religious buildings are also permitted with the special permission of the Authority duly following the respective use zone norms with out change of land use duly collecting development charges for change of use by VGTUDA.
- iii) The Industries are permissible in Agricultural use zone in terms of G.O.Ms.No: 9 dated 05-01-2001 of Industries & Commerce Department.
- iv) Not with standing any of the rules, the VGT Muda reserves the right to impose any conditions/ guide lines for the betterment of environment/ public health & safety of the population.
- v) The zoning Regulations/ Development Control rules does not barred from the various statutes/ Act/ Rules in force of various development Authorities in Public health safety point of view and it has to be followed by the various Public/ organizations etc.

EXTENSIVE MODIFICATIONS TO THE MASTER PLAN OF VIJAYAWADA, GUNTUR, TENALI, MANGALAGIRI URBAN DEVELOPMENT AREA – ZONAL DEVELOPMENT PLAN OF KANKIPADU – APPROVED.

[G. O. Ms. No. 387, Municipal Administration and Urban Development (I2), 31st May, 2008.]

Read the following:-

1. G.O.Ms.No.34 M.A. & U.D. Department, dated 13.02.2004.
2. G.O.Ms.No.664 M.A. & U.D. (I2) Department, dated 27.12.2006.
3. G.O.Rt.No.1390 M.A. & U.D. (I2) Deptt., dated 06.12.2006.
4. From the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada Letter Rc.No.C8/2151/2006, dated 19.02.2008.

NOTIFICATION

Whereas in the G.Os. 1<sup>st</sup> and 2<sup>nd</sup> read above, orders were issued including certain additional villages in the jurisdiction of VGTM UDA.

2. Whereas, the Master Plan for the extended area of VGTM UDA region was approved by the Government in G.O.Ms.No.323 M.A. & U.D. Department, dated 29.04.2008.

3. And whereas, while exercising the powers conferred under section 56(2) of Andhra Pradesh Urban Areas (Development) Act, 1975, Government have delegated the powers to Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority to prepare Zonal Development Plan of Kankipadu Zone in the form of an overall modifications to the Master Plan for the extended area covered by the Vijayawada, Guntur, Tenali, Mangalagiri Urban region and publish a notice inviting objections and suggestions as provided under sub-sections (2) (3) and (4) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975.

4. And whereas, in pursuance of the above orders, the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, for the purpose of revising the Master Plan has divided the extended area covered by the VGTM UDA urban region into 04 planning zones. The Kankipadu Zone is one among the said 04 planning zones and consists of 1]Vanukuru, 2]Gosala, 3]Edupugallu, 4] Punadipadu, 5]Kolavennu, 6]Godavarru, 7]Prodduturu, 8]Konatanapadu, 9]Davuluru, 10]Kankipadu, 11]Pedaogirala, 12]Chalivendrapalem & 13]Uppuluru Villages. The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority has published the draft Zonal Development Plan of Kankipadu zone in 3 local news papers, calling for objections and suggestions and after considering the objections and suggestions received from the public and the departments, has forwarded the draft Zonal Development Plan of Kankipadu for approval of the Government.

5. And whereas, after careful examination of the matter and in exercise of the powers conferred under section 9 and sub - section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act I of 1975), Government hereby approve the Zonal Development Plan of Kankipadu, prepared and forwarded by the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority as shown in the Maps and Text which are made available in the office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and also approve the Zoning Regulations which are appended to this notification as Annexure. The Zonal Development Plan of Kankipadu and the Zoning Regulations will come into effect from the date of its publication in the Andhra Pradesh Gazette.



6. The land use plans, Zoning Regulations and copy of Report can be seen in the Office of the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority during the office hours till such time these are printed by Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority and made available for public.

## **ANNEXURE**

### **ZONING REGULATIONS**

The Kankipadu Zonal Development Plan Proposed Land Use Map has adopted the following 8 main land use categories.

- Residential use Zone.
- Commercial use Zone.
- Industrial use Zone.
- Public and Semi Public use Zone.
- Transport and Communication use Zone.
- Agricultural use Zone.
- Recreational use Zone.
- Water bodies.

#### **1. RESIDENTIAL USE ZONE:**

##### **USES PERMITTED:**

All types of Dwellings, community halls, police stations, fire stations, post and telegraph offices, telephone exchanges, electric sub-stations, government and local body offices, branch offices of banks, educational buildings (including schools, colleges offering general Educational courses, religious buildings, welfare centers and gymnasiums except trade schools]. Nursing homes, dispensaries, maternity homes and hospitals not treating contagious diseases or mental patients, customary home occupations, public parks, play grounds, play-fields, gardens, plant nurseries, water supply treatment plants, public assembly halls, cultural centers, medical centers, Public libraries and museums. Boarding houses, hotels, bachelor quarters, hostels, clubs, taxi and scooter stands, bus terminals, railway yards and stations, radio broad casting studios, Microwave towers, Cell phone towers.

Crematoria, cemeteries, playgrounds with stadiums, stands for vehicles on hire like taxi and automobiles. Local shopping, medical shops, shops for gold smiths, lock smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, picture framing, radio, TV & other electronic goods and house hold appliances repairs, bakeries, book binding, two wheelers repairing, professional business establishments, flour mills not more than 5 HPEM and without chilly powder, battery charging and repairing with employees not more than 9 persons and do not create noise, vibration and smoke or dust using power not exceeding 5 HPEM provided such shops do not face major and arterial roads.

Show rooms for distribution and sale of LPG gas without storage, coal, fire wood shops with special written permission of the Authority. Kerosene/diesel/CNG/Petrol filling stations, weigh bridges. Other cottage and service industries which will not exceed 10 HPEM and not involving pollution of any other type depending on circumstances.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.m size.

**USES PROHIBITED:** Use/activity not specifically permitted above.

**2. COMMERCIAL USE ZONE:****USES PERMITTED:**

All uses permissible in Residential use zone are permitted in this zone and the following uses are also permitted in this zone.

Multi- Storied dwellings or apartment houses, retail shops, departmental stores, lodges, restaurants, hotels and accessory uses. Professional business establishments, private office buildings, offices and banks. Colleges and schools offering general educational courses, libraries. Parks, Play-grounds, sports stadiums, swimming pools, clubs, resorts and other recreational uses, public assembly halls, cultural centers social and welfare institutions.

Clinics, nursing homes, hospitals, dispensaries, treating contagious diseases and mental patients.

Public utility buildings, temples, mosques, churches and other religious buildings.

Kerosene/diesel/CNG/Petrol filling stations with garages and service stations, weigh bridges.

Flourmills, coffee grinders, dhal grinders, oil rotaries, chillies grinding etc. Coal and timber storage, taxi and scooter stands, transport terminals etc.

Government offices, research and social service institutions, circus and public utilities, multi-purpose or junior technical schools, ITI's, polytechnics and higher technical institutions like engineering college's etc. with machinery.

Service and clean industries not exceeding 25 HPEM depending upon the circumstances and locality. Commercial entertainment of a transient nature, theatres & cinema halls, Multiplexes, shopping malls, whole-sale markets, newspaper offices with printing presses, sports stadiums, transport terminals for both goods and passengers. Financial institutions, godowns, warehouses, markets for storage of perishable and inflammable goods, cold storages up to 100 HPEM in whole sale markets/Agricultural market yards.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.m size.

**USES PROHIBITED:** Use/activity not specifically permitted

**3. INDUSTRIAL USE ZONE:****USES PERMITTED:**

All types of industries including heavy Industries, wholesale business, warehouses, godowns, cold storage buildings and storage including that of coal and timber, accessory uses, offices, banks, Poultry & Dairy farms etc.

Newspapers offices with printing presses, Kerosene/Diesel/CNG/Petrol filling stations with garages and service stations, weigh bridges, contractor's plants. Parks and play grounds, general purpose farms, nurseries, restaurants, public buildings, water supply, installations including treatment plants, sewerage treatment plants. Transport terminals for goods and passengers, electric supply stations. Commercial entertainment of transient nature like circus, storage of perishable and inflammable goods, sports stadiums, swimming pools and other recreational uses, junk yards, taxi and scooter stands. Hospitals, nursing homes. All types of educational, technical and research institutions. Quarrying of gravel, sand, clay or stone. Microwave towers, Cell phone towers, wormi compost units.

All obnoxious and hazardous industries including stone crushers, subject to production of No objection certificate from pollution control board and having a site extent of more than 0.5 Hectare, and upto 500 H.P.E.M. Irrigated and sewage farms. Quarters for workers engaged in that area and dwellings for those of essential watch and ward personnel.

**USES PROHIBITED:** Use/activity not specifically permitted

#### **4. PUBLIC & SEMI- PUBLIC USE ZONE:**

##### **USES PERMITTED:**

Local, state and central Government Offices, public sector buildings, Libraries, defense uses, research Institutions, private offices, professional business establishments, banks, market yards.

All types of educational, Technical, research and medical & health institutions, social and cultural institutions.

Community facilities, public utility buildings, rail and road terminus, open air theaters, auditoriums including function halls, Kalyana mantapams with out using mikes and with out creating sound pollution, convention centers, Exhibitions.

Residential uses incidental to the main use and in no way causing any nuisance or hazardous to the institutions.

Hotels, motels, guest houses, hostels and clubs.

Water supply installations including treatment plants, sewerage disposal works, gas installations, electric substations, Radio/Television stations, Microwave towers, Cell phone towers.

Godowns incidental to main use. Sports stadium, bus and truck terminus, service stations, helipads and air strips. Religious buildings and philanthropic associations. Installations upto 10 HPEM incidental to main use.

Computer soft ware units, IT enabled services on independent plots having at least 1000 sq.m size.

**USES PROHIBITED:** Use/activity not specifically permitted.

#### **5. TRANSPORT AND COMMUNICATION USE ZONE:**

##### **USES PERMITTED:**

Bus and railway terminals, depots, railway stations, railway goods yards, warehousing yards, air ports, helipads, goods yards, warehousing, godowns, automobile work shops and service stations, retail shops with spare parts, kerosene/diesel/CNG/petrol filling stations with garages, weigh bridges, residential buildings for watch and ward. Parking areas, circulations, airports buildings and infrastructure, truck terminals, motor garages, workshops, repairing shops and facilities such as night shelters, boarding houses. Storage of perishable, hazardous and inflammable goods. Junk yards, coal, wood and timber depots, cold storages up to 100 HPEM in Goods terminals, hotels, motels, guest houses and restaurants, clinics and dispensaries, offices, banks, financial institutions, professional business establishments, Government offices, public utility buildings. Industries manufacturing transport and communication equipment and machinery not exceeding 20 HP and others incidental to main use. Booking offices, transmission centers, wireless stations, radio and television stations, observatory and weather offices. Any other use/activity incidental to transport and communication use, residential dwelling units for essential staff and watch & ward.

**USES PROHIBITED:** Use/activity not specifically permitted.

**6. AGRICULTURAL USE ZONE:****USES PERMITTED:**

Agriculture, horticulture, wormi compost units, dairy and poultry Farms, farms housing, fish farming, slaughter houses, cottage industries. Agro-based industries, hollow-bricks industry, Fly ash bricks industry, feed mixing plants, etc., upto 75 HPEM. Brick kilns, lime kilns.

Public utility establishments such as sub-stations, receiving stations, sewage disposal, gas installations, water supply installations including treatment plants. Brick, tile or pottery manufacture. Hospitals treating contagious diseases for mental patients, crematoria and cemeteries.

Commercial uses of transient nature like circus and other shows and cubbon parks, public parks, private parks, play fields, summer camps for recreation of all types bus terminus and service stations.

Kerosene/diesel/CNG/Petrol filling stations with garages, weigh bridges, service and repair of farm machinery, godowns for storage of agricultural produce, fertilizers, cooking gas cylinders. Quarrying of gravel, sand, clay, stone etc. Kisan bazaars including exhibition, sale of agricultural implements, products, seeds, pesticides & fertilizers etc.

Libraries, educational, medical and cultural buildings, Parking and other public and semi-public uses.

**USES PROHIBITED:** Use/activity not specifically permitted

**7. RECREATIONAL USE:****USES PERMITTED:**

Regional parks, all other parks, playgrounds, children traffic parks, botanical/zoological gardens, bird sanctuaries, clubs, stadiums, outdoor stadiums, picnic huts, holiday resorts, shooting ranges, sports training centers, specialized parks/ maidans for multi use, swimming pools, special recreation and special educational areas like science museums, Art galleries etc., bus and railway passenger terminals, libraries, public utilities and facilities such as police posts, fire posts, post and telegraph offices, health centers for players and staff. All tourism activities / uses which will create tourism promotion are permissible in this zone subject to obtain relevant NOCs / clearances from the concerned / respective departments like Irrigation, SADA etc. to encourage tourism promotion.

Building and structures ancillary to uses permitted in open spaces and parks such as stand for vehicles on hire, taxis and scooters, commercial use of transit nature like cinemas, circus and other shows, public assembly halls, restaurants and caravan parks, sports stadiums, open air cinemas.

**USES PROHIBITED:** Any building or structure except the structures required for recreation / tourism promotion, dwelling units except for watch and ward, Uses not specifically permitted therein.

**8. WATER BODIES:**

Water bodies Zone generally indicates all existing water courses, rivers, lakes, tanks and kuntas as indicated in the topographical sheets published by the Survey of India / Revenue records / Satellite image/ Irrigation Department / or other competent authorities. The boundary of the water bodies relate to the Full Tank Level as indicated in relevant maps, covering both perennial and non-perennial parts when such distinction exists. In water



bodies zone no construction is permitted in the water-spread and the buffer belt of minimum 30 meters around the FTL. The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, platforms for fishing and rain shelters and snack bars each not exceeding 10 sqm in area not exceeding four in numbers around one water body.

#### **9. SPECIAL RESERVATIONS:**

- i] Heritage buildings and areas as notified by the Archeology & Museums department are to be preserved and protected irrespective of the use specified in the Zonal Development Plan.
- ii] In granting Planning permissions for any development, the VGT Muda may, where it is appropriate, make adequate provisions for preservation and planting of trees.

#### **10. BUILDING REGULATIONS:**

To permit all types of buildings in the above mentioned zones, the guidelines approved by the government are to be followed. For the present the rules as approved by the government in G.O.Ms.No: 678 MA dated 07-09-2007 are applicable and the instructions issued by the government from time to time has to be followed.

#### **11. SPECIAL REGULATIONS:**

- i) Residential developments shall be allowed in Agricultural zone as part of rural development and the area shall be limited to 5.00 Hectares and it shall be permitted with out change of land use duly collecting development charges for change of use by VGT Muda.
- ii) The Hospitals, Schools, Colleges, Community buildings, Religious buildings are also permitted with the special permission of the Authority duly following the respective use zone norms with out change of land use duly collecting development charges for change of use by VGT Muda.
- iii) The Industries are permissible in Agricultural use zone in terms of G.O.Ms.No: 9 dated 05-01-2001 of Industries & Commerce Department.
- iv) Not with standing any of the rules, the VGT Muda reserves the right to impose any conditions/ guide lines for the betterment of environment/ public health & safety of the population.
- v) The zoning Regulations/ Development Control rules does not barred from the various statutes/ Act/ Rules in force of various development Authorities in Public health safety point of view and it has to be followed by the various Public/ organizations etc.

**S.P. SINGH,**

*Principal Secretary to Government.*